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**To:** RentalBoard <RentalBoard@cityofpasadena.net>

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**Subject:** Public Comment for January 10, 2024, Agenda Item 1

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Public Comment for January 10, 2024, Agenda Item 1

## STAFFING MODEL AND COST ANALYSIS FOR PASADENA RENT STABILIZATION DEPARTMENT

### Staffing:

- In some cities there is also the position of case manager and investigator. These positions can help both landlords and tenants to avoid adjudication.
- It is important to hire local whenever possible.
- It is helpful to hire staff that have skills in multiple languages.

### Costs and Fees:

- I understand that the registration fees Landlords will pay is to be based upon the budget and will be divided by the number of rental units that are protected under the Charter amendment. Both units protected by rent stabilization and no fault-just cause evictions should be charged, including Condos and Single-Family Dwellings.
- In Table 1 and 2 of the estimated number of Rental Units, single family dwelling has not been included.
- I believe the estimate of the units built after 1995 is grossly underestimated. BTW, these are the units that are “luxury” and most egregiously violating tenants by raising rents by extraordinary rates.
- Are the fees only charged to units that are occupied?
- Fees should not be charged for owner occupied or family member occupied units.
- I feel, as a landlord, that the services provided by the PRHB will most benefit the tenant. I also feel that the burden of footing the bill for all of this is unfairly charged to the landlord. I know that the Charter does not allow for rent registration fees to pass through to the tenants, and this cannot be changed but, in some cities, they allow for pass through of voter approved taxes that benefit tenants. These are attached to the property owners tax bill such as funding for the public schools like PUSD. It would be prudent to explore this as an option to help spread the burden of what could turn into runaway spending with no restraint because, after all, who’s it going to hurt? In California apparently all landlords are the enemy. You don’t hear about all the good landlords because no one complains about them.
- Some cities charge a late fee for not registering in a timely manner.

Office Space

- Does this office really need to be the biggest and the best? This is a Class A office building with a fitness room on the way. There does not seem to be a need to impress and very well may present a poor optics to landlords to feel like their money is being squandered.
- Is it necessary to have city fiber optic? If not, then locating outside city center is cheaper.
- Does every employee need to work in the office? Can some work from home, therefore reducing the square footage needed? Does everyone need a private office, or can they work in shared space like cubicles? Which of the FTE's requires private office space?
- What is the need for two large conference rooms? Will the hearings be held in the office space?
- Maybe have a couple of break-out rooms for small meetings? If an employee's job is to interact with the public at the reception window, do they really need another office?
- There should be at least 2 windows open for public access with an appointment schedule available online or call-in. This will reduce the need for a large waiting room.
- Tenants should be able to easily access the offices without having to navigate their way from parking, through lobbies, elevators, complex hallways. To make customers pay for parking is even more burdensome, if they can even find a spot.
- Parking for the 22 employees at this building would add \$30,360 to \$42,240 per year.
- Please look for office space that suits the needs of all. Keep in mind "service." This website looks to be very helpful in navigating the needs of office space. <https://thereceptionist.com/blog/how-much-office-space-do-you-really-need/>

Kind regards,

Peggy Names

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